



20 Old Milverton

Leamington Spa **CV32 6SA**

Guide Price £850,000

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Being positioned on the fringe of Old Milverton village and adjacent to neighbouring fields and countryside, this beautifully finished and presented detached cottage has been completely redeveloped to form a stylishly comfortable and economical family home. Incorporating electric central heating as well as taking maximum advantage of newly installed solar energy(system complete with a large 10kw home battery), the cottage boasts a wealth of thoughtfully configured contemporary features, at the heart of which is an exceptional kitchen/dining family room providing open-plan space from which bi-fold doors enter the rear garden. In addition to the lounge, which also features bi-fold doors, the three bedrooms are arranged over the ground and first floors making for admirable flexibility and versatility and with the accommodation being complemented by bathrooms to both lower and upper levels. Externally a gated access opens onto ample parking along with a newly built double garage and fabulous garden studio ideal as a home office or gym. This is a supremely stylish and beautifully located home, reimagined for modern living.

LOCATION

Old Milverton village lies approximately equal-distance between Leamington Spa and Warwick, being a small and characterful village at the heart of which is a charming Victorian church built on the site of a much older church. Within the village itself there is also a village hall whilst the extensive facilities available within Leamington Spa and Warwick are easily accessible. There are also opportunities for lovely local walks including to the well known public house and eatery, The Saxon Mill, whilst there are excellent local communication links available including the A46 which links to Coventry, Kenilworth and the M40 and commuter rail links from both Leamington Spa and Warwick.

ON THE GROUND FLOOR

Period style entrance door opening into:-

RECEPTION HALLWAY

With stylish wood grain flooring throughout, staircase off ascending to the first floor with glazed balustrade, large built-in and illuminated cloaks cupboard, together with further built-in storage cupboard housing the PV installation and meter, ceiling downlighters and doors to:-

LOUNGE

4.75m x 3.86m (15'7" x 12'8")

With double glazed bi-fold doors opening onto the rear terrace and garden, further double glazed window, contemporary central heating radiator and brushed chrome electrical fittings.

KITCHEN/DINING FAMILY ROOM

6.15m max x 5.97m max (20'2" max x 19'7" max)

A stunning room and very much the social hub of the house, featuring a high downlit ceiling with

twin Velux double glazed roof lights and complemented by a fabulously equipped kitchen with an extensive and stylish array of storage solutions including ample cupboards, pan drawers and food storage units, coordinating wall cabinets and central island unit, which doubles as a breakfast bar, having composite granite worktop, further storage below and integrated wine cooler. Further integrated appliances comprise five ring induction boost hob with filter hood over and oven, dishwasher, together with brand new free-standing American style fridge freezer. Composite granite worktops and upstands all round with undermounted stainless steel sink unit and mixer tap, ample dining/relaxation space with double glazed bi-fold doors opening onto the rear terrace, high quality wood grain flooring throughout coupled with two contemporary radiators, UPVC double glazed window and door to:-

UTILITY ROOM

2.21m x 1.70m (7'3" x 5'7")

Equipped with units to match those in the kitchen and surmounted by granite effect worktops and upstands, inset stainless steel sink unit, wall cabinets, one of which conceals the newly installed electric boiler, downlighters, wood grain flooring extending through from the kitchen and UPVC double glazed door giving external access.

BEDROOM THREE

4.01m x 2.95m (13'2" x 9'8")

Which could alternatively be utilised as a further reception room having UPVC double glazed window to Old Milverton, central heating radiator and brushed chrome electrical fittings.

SHOWER ROOM

Which, in conjunction with Bedroom Three, could

form a useful ground floor guest suite and featuring white fittings comprising low level WC, wall mounted wash hand basin with integrated cupboard below and mixer tap, walk-in shower enclosure with dual head shower unit, chrome towel warmer/radiator and obscure UPVC double glazed window.

ON THE FIRST FLOOR

LANDING

With ceiling downlighters and doors providing access to:-

MASTER BEDROOM

4.11m x 3.84m (13'6" x 12'7")

With dual aspect UPVC double glazed windows providing fabulous views over neighbouring fields and countryside, central heating radiator and door to:-

FABULOUS PRINCIPAL BATHROOM

Which is of Jack and Jill design to the landing and superbly appointed with ceramic tiled floor and matching splash areas complemented by white fittings comprising twin 'his and hers' wash hand basins with integrated cupboard below and twin mixer taps, illuminated mirror over, floor-standing bath with wall mounted mixer tap and hand-held shower attachment, low level WC with concealed cistern, walk-in wet room style shower area with dual head shower unit, downlighters, obscure UPVC double glazed window and chrome towel warmer/radiator.

BEDROOM TWO

4.04m x 2.92m (13'3" x 9'7")

With UPVC double glazed window, central heating radiator and access trap to roof space.

OUTSIDE

Features

Newly Redeveloped Detached Cottage

Lovely Village Location

Beautifully Finished and Presented

Lounge with Bi-fold Doors

Stunning Kitchen/Dining/Family Room

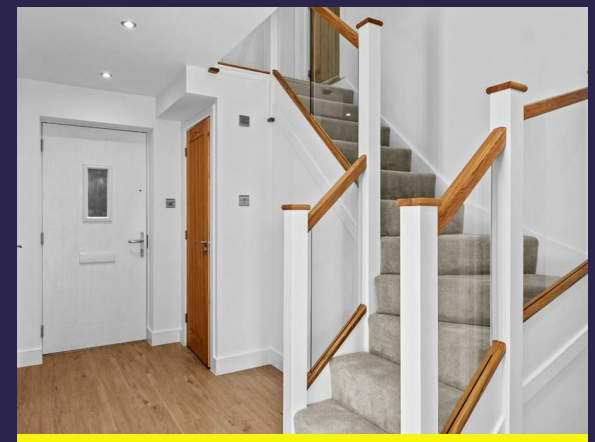
Three Bedrooms

Two Bathrooms

Double Garage & Garden Studio

Excellant Parking

Rear Garden





Floorplan

Internal Living Area 1,518sq ft / 141.04m2 excluding garage



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General Information

Tenure
Freehold

Fixtures & Fittings

Services

We understand that mains water, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency. Further details of the solar energy installation are available from the agents on request.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band E - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	82	87
EU Directive 2002/91/EC		

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